

## **APPENDIX A**

PROPOSED AMENDMENT TO CITY OF PHOENIX ZONING ORDINANCE

PROPOSED CHANGES

COMMENTS

CH.II. DEFINITIONS

AIRPORT: Uses directly involving the landing, taking-off, and movement of aircraft including but not limited to: runways, taxiways, and ramps; passenger terminals; air traffic control facilities; meteorological, navigational, and communications equipment; fuel storage and transmission facilities; aircraft hangars and facilities; air cargo facilities; administrative offices; clear zones and other buffer areas; and other uses essential to the operation of airports for public and private use.

Deer Valley Municipal Airport is currently zoned A-1 although not specifically designated as a permitted use. A definition of "Airport" is proposed in order to specify airports as permitted uses in any zoning district.

CH.IV. USE REGULATIONS

SECTION 430. INDUSTRIAL A-1-A DISTRICT  
LIGHT INDUSTRIAL - AIRPORT

New district.

The Airport Compatibility District is intended to promote the development of industrial and commercial uses most compatible with aircraft operations in order to protect the utility of public airports.

This district would be applied to the Deer Valley Airport and adjacent A-1 and C-3 zoning districts. It could be applied to similar areas in the vicinity of other public airports.

A. PERMITTED USES

The following uses are permitted in the Airport Compatibility district, provided that such permitted uses satisfy the standards set forth in Paragraph "B":

1. Uses permitted in the C-3 district with the exception of residential uses and health care institutions and, in addition, the following:

Agricultural Implements Repair and Service

Table of uses derived from current A-1 zoning district. Additions & deletions noted.

PROPOSED DISTRICT

COMMENTS

Agricultural Tillage, Contractors  
 Air Conditioning Equipment, Fabrication  
 Aircraft Fabrication and Assembly  
 Aircraft Sales and Repair  
 Aircraft Storage  
Airport  
 Animal Boarding, Breeding and Hospitals  
 Auctioneers  
 Automobiles: Parts and Supplies (used); Salvage;  
     Storage Dead (warehouse)  
 Belting, Mfg.  
 Boat, Mfg.  
 Boilers, Repairing  
 Boxes, Sales and Mfg.  
 Breweries  
 Brick Storage  
 Brooms, Mfg.  
 Brushes, Mfg.  
 Building Contractors: Equipment and Material;  
     Storage  
 Building Materials, Wholesale and Storage  
 Bus Line Shops, Garage Repair  
 Butane Distributors (subject to approval Fire  
     Prevention Supervisor)  
 Button Mfg., Metal, Plastics  
 Candle, Mfg.  
 Canvas, Mfg.  
 Carbonic Ice, Mfg.  
 Caskets, Mfg.  
 Cat, Dog and Large Animal Hospital  
 Cemend Products, Mfg. (pipe, blocks, etc.)  
 Cement Storage  
 Cesspool Builders and Service: Equipment Yard  
 Chocolate and Coca Products, Mfg.  
 Cigarette, Mfg.  
  
 Coffee Roasting  
 Concrete Contractors, Storage Yards  
 Concrete Products, Mfg.  
 Concrete Products, Storage  
 Contractors' Equipment and Supplies, Storage  
 Cranes, Storage Yard  
 Crockery, Mfg.  
 Crop Dusting Equipment Yards  
 Decoration, Workshop and Equipment Yard  
 Diesel Engines Service, Equipment and Supplies  
     (not mfg.)

"Airport" added to  
 uses permitted in  
 A-1 district.

Circus and carnival  
 deleted from uses  
 permitted in A-1  
 district

PROPOSED DISTRICT

COMMENTS

Display Designers and Builders' Shops  
 Distillers, Distribution, Warehouse  
 Doors, Metal, Mfg.  
 Doors, Sash and Trim, Wood, Mfg.  
 Drilling Company Equipment Yards  
 Drugs, Mfg.  
 Electric Light and Power Companies, Storage  
 Electric Plating  
 Electrical Appliances, Mfg.  
 Excelsior Mfg. (subject to approval Fire  
     Prevention Supervisor)  
 Exterminating and fumigating Warehouse  
 Farm Implements and Machinery Assembly  
 Feed and Seed, Wholesale and Storage  
 Fences, Metal Fabrication, Mfg.  
 Fences, Metal, Wholesale and Storage  
 Fertilizers, Processed, Storage only  
 Flour and Grain Storage and Elevators  
 Freight Yards  
 Fruit and Veg. Juice, Processing  
 Fruits and Vegetables, processing  
 Fuel Distributing Station, Gasoline (bulk plant)  
 Furniture Mfg., Metal, Wood  
 Garment Factory  
 Gasoline, Bulk Storage Tanks  
 Grain elevator  
 Hay and Straw, Sales, Storage (subject to approval  
     Fire Prevention Supervisor)  
 Heating and Ventilating Equip., Storage  
Hospitals  
Hotels  
 Hotel Equipment, Assembly and Custom Fabrication  
 House Movers, Equipment Storage Yards  
 House Wreckers' Yards  
 Ice, Mfg.  
 Insulatin, Contractors' Equipment Yards  
 Insulation Materials, Storage and Wholesale  
 Iron, Custom Decorative Wrought Iron Shops  
 Jobbers, Bulk Materials, (sand, gravel, cotton  
     seed, etc.)  
 Landscape Contractors  
 Large Animal, Dog and Cat Hospitals  
 Livestock Supplies, Storage and Wholesale  
 Machinery Used, Storage  
 Meat Packing and Smoking (no slaughtering  
     except rabbits and poultry)  
  
 Millwork (woodworking) Mfg.  
 Mining Machinery, Wholesale Storage

Hospitals and Hotels  
 are considered to be  
 acceptable with ade-  
 quate sound attenu-  
 ation. Other health  
 care and residential  
 uses would not be  
 permitted.

Microwave antenna and  
 other communications  
 antenna deleted from  
 uses permitted in A-1  
 district.

PROPOSED DISTRICT

COMMENTS

Motels

Motor Freight Co., Warehouses  
 Motor Repairing and Rewinding. Transformers.  
 Generators, Heavy Duty.  
 Notions, Mfg. and Wholesale  
 Office Furniture, Mfg.  
 Oil, Fuel, Bulk Storage (subject to approval  
 Fire Prevention Supervisor)  
 Ornamental Metal Work, Custom Hand, Fabrication  
 Paint and Varnish, Bulk Storage, Warehouse  
 Paving Contractors' Equipment Storage  
 Paving Materials Storage Yard  
 Petroleum Products, Packaging and Storage  
 Pickled Products, Mfg.  
 Pipe, Concrete, Mfg.  
 Pipe, Concrete, Storage  
 Pipe, Metal, Storage  
 Pipe, Used, Storage and Sales  
 Pipe, Fittings, Storage and Wholesale  
 Planing Mills  
 Plaster, Wholesale and Storage  
 Plasterers, contractors' Yards  
 Plastic and Plastic Products Mfg.  
 Plating and Polishing Shops  
 Poultry Slaughtering  
 Poultry Supplies, Wholesale and Storage  
 Power Driven Vehicle Track  
 Produce Packing Plants  
 Public Utility Plants  
 Pumps, repairing and rental  
 Rabbit Slaughtering  
 Road Building Equipment, Storage Yard  
 Scaffolds, Equipment Storage  
 Scales, Commercial Weighing  
 Screens, Doors and Windows, Mfg.  
 Septic Tanks, Contractors, Construction  
 Sewer Pipe, Mfg., Concrete  
 Sewer Pipe, storage  
 Soaps, Detergent, Bleach Mfg.  
 Spraying Supplies, Equipment Yard

Motels (and Hotels)  
 are considered to be  
 acceptable with  
 adequate sound atten-  
 uation. Other resi-  
 dential uses would  
 not be permitted.

## PROPOSED DISTRICT

## COMMENTS

Storage, Warehouse  
Storage Yards, Bulk Material  
Storage Yards, Equipment  
Tile Mfg., Decorative  
Tile Mfg., Structural  
Tools and Hardware, Manufacturing  
Trailers, Assembly and Mfg.  
Water Based or Water Emulsion Type Paint Only, Mfg.  
Welding, Equipment and Supplies Storage  
Welding Shop  
Well Drilling, Equipment Yard  
Wood Products, Mfg. Bulk  
Wrecking Contractors' Yards

Stadiums deleted from  
uses permitted in A-1  
district

### B. PERFORMANCE STANDARDS

1. No use is permitted which may emit any offensive odor, or heat beyond the boundaries of the lot on which such use is conducted.

Restrictions based  
upon existing A-1  
district restrictions  
with reference to  
noise, glare, and  
dust deleted.

2. Any light which, in the judgement of the of Phoenix Aviation Department, would constitute a hazard to air navigation by presenting a deceptive image of the Airport, or would interfere with visual aids to navigation, shall be prohibited.

Standard would re-  
quire City Aviation  
Department to  
comment on proposed  
lighting.

3. No use is permitted which would emit dust, smoke or glare beyond the boundaries of the lot on which such use is conducted, or which, in the judgement of the City of Phoenix Aviation Department, would interfere with air navigation through emission of dust, smoke, or glare.

Standard would  
require Aviation  
Department to comment  
on proposed uses.  
Based on existing A-1  
district restrictions  
with addition of  
smoke.

4. Certain noise sensitive uses are permitted within designated Noise Compatibility Areas provided that adequate Noise Level Reduction (NLR) is incorporated into the design and construction of the structures as follows:

Would require  
designations of sub-  
districts within the  
proposed zoning  
district. NLR

## PROPOSED DISTRICT

## COMMENTS

### a. 65-70 Ldn Noise Compatibility Area

- (1) Hotels/Motels, Churches \_\_\_\_\_ NLR 25 dBA
- (2) Nursery Schools (including \_\_\_\_\_ NLR 25 dBA  
Kindergardens and Child Care Centers)
- (3) Schools (public and private, \_\_\_\_\_ NLR 30 dBA  
other than Nursery School)
- (4) Hospitals \_\_\_\_\_ NLR 30 dBA

proposed for 65-70 Ldn interval only; application of district to other airports may require definition of additional Noise Compatibility Areas.

### C. DISTRICT RESTRICTIONS

With respect to any application for a building permit for any use in the Airport Compatibility district, the Building Inspector may require such evidence as may be necessary to determine conformance with the performance standards set forth in Paragraph B.

Similar to restrictions established for the Industrial Park district.

### D. YARD, HEIGHT AND AREA REQUIREMENTS

1. Pumps dispensing fuel directly into a motor vehicle shall maintain such setbacks as required in Section 400-J.

Restrictions are consistent with both C-3 and A-1 districts. Housekeeping Residential uses deleted.

2. No building shall exceed a height of four (4) stories or forty-eight (48) feet, except as herein provided. Neither the Board of Adjustment nor the Zoning Administrator shall have the jurisdiction to vary this provision.

3. Where a district boundary abuts a residential district (RE-43 through RI-6 and any PAD) there shall be provided the following:

- a. No building or structure shall be placed within thirty (30) feet of the residential district.
- b. A six (6) foot solid fence or wall shall be erected adjacent to a landscaped area which shall be installed with an appropriate watering system and be maintained between the wall and the district boundary.

4. Where a district is located on a street in which more than fifty percent (50%) of the lineal frontage of both sides of the street for the block in which the district is located is zoned residential (RE-43 through RI-6 and any PAD) there shall be provided the following:

- a. Any open use, visible from the abutting street, shall be screened with a six (6) foot solid fence or wall.

PROPOSED DISTRICT

COMMENTS

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b. Landscaping and setbacks shall be as provided by Section 512-C and D of this ordinance.

Provision allowing 80' height for mechanized storage structures, etc. deleted.

NOTE: Section 404, Height Provisions, exempts portions of a structure occupying less than 25% of the roof area. Consideration should be given to limiting the height of all parts of structures in the Airport Compatibility district.